

**80 Esplanade, Brighton, Vic 3186**

**NICK JOHNSTONE**

**Sold House**

Tuesday, 12 March 2024

80 Esplanade, Brighton, Vic 3186

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Across the road from Melbourne's most exclusive foreshore, with the brilliant, blue waters of Port Phillip Bay providing an idyllic backdrop, this grand 3-bedroom, 2.5 bathroom, plus home office, Tasmanian sandstone home, sits high on a sweeping bend, offering a timeless and commanding presence. Boasting convenient access from both the Esplanade and Gould Street, embrace indoor/outdoor excellence complete with a resort style swimming pool and meticulously manicured, palm hemmed garden. Rising over two luxurious levels, this impressive yet low maintenance residence showcases soaring ceilings & polished hardwood floors with spectacular uninterrupted 180 degree panoramas from the bay to the twinkling city lights. On the first floor, dual living and dining areas comprise; a chefs kitchen curated with mirrored splashbacks, top-of-the-line European appliances & butler's pantry overlooking a casual meals area. Love the refined elegance of the formal lounge/dining room (warmed by gas fireplace), each space flowing seamlessly to an undercover terrace – the perfect spot to unwind, feel the sea breeze and watch the world go by. The ground floor reveals peacefully zoned accommodation, 3 large bedrooms, the master domain with walk in robe and opulent marble tiled ensuite. Two bedrooms both with built in robes share a central bathroom and home office/ lounge retreat. A full-size laundry, custom cabinetry, ample storage, powder room, ducted heating & cooling, split system heating & cooling, built in sound system, bar fridge and automatic garage for 2 cars complete the package. Simply stroll to local cafes, Dendy Street Beach and Middle Brighton's rail, retail, and restaurants. Immerse yourself in a lifestyle of unrivalled luxury on Melbourne's most iconic beachside boulevard! At a glance...· Sweeping uninterrupted 180 views of the bay including views to the CBD· 3-bedroom, 2.5-bathroom plus home office family· Formal living/dining space with gas fireplace· Casual dining zone· Chefs' kitchen with stainless steel appliances & butler's pantry· Sparkling resort style pool· All bedrooms are robed, master with private ensuite and walk in robe· First floor terrace with sweeping panoramas· Ducted heating & cooling· Full size laundry Automatic garaging for 2 carsProperty Code: 2663